

CALIFORNIA STATE SENATE SELECT COMMITTEE ON MANUFACTURED HOME COMMUNITIES

2015-2016 LEGISLATIVE SESSION

Mobilehome Residency Law and related bills

2015 May 11

BILLS	SUBJECT	HISTORY (most recent action listed first)
AB 349 Gonzalez	Common interest developments: property use and maintenance As amended 2015 May 5 Would make void and provision of the governing documents or architectural or landscaping guidelines or policies that prohibits use of artificial turf or any other synthetic surface that resembles grass.	A/Housing & Comm. Devel. (May 13)
AB 428 Nazarian	Income tax credit: seismic retrofits Would allow a tax credit in amount equal to 30% for any seismic retrofit construction, with specifications.	A/Revenue & Taxation (May 18)
AB 476 Chang, et al	Taxation: homeowners' exemption and renters' credit As amended 2015 Mar 25 Would increase, with specifications, homeowners' exemption from \$7,000 to \$25,000. Would increase, with specifications, renters' credit for qualified renters to \$428 and \$214 for adjusted gross incomes of \$50,000 and \$25,000 respectively.	A/Revenue & Taxation (May 11)

<p>AB 571 Brown</p>	<p>Property taxation: property statement: change in ownership statement: penalty As amended 2015 May 4</p> <p>Would, among other provisions, authorize the local tax assessor to abate tax penalty if the assessee establishes that the failure to file the property statement or change in ownership statement within the specified time period was due to reasonable cause and circumstances beyond the assessee's control and occurred notwithstanding the exercise of ordinary care in the absence of willful neglect.</p>	<p>A/Appropriations Committee (May 13) A/Revenue & Taxation – Passed 9-0</p>
<p>AB 587 Chau</p>	<p>Mobilehomes: payments: nonpayment or late payments As amended 2015 Apr 30</p> <p>Would 1) waive outstanding tax assessments on mobilehomes under VLF, as specified; 2) allows the current owner of a mobilehome to pay taxes reasonably owed from the date of sale, as specified; and 3) prohibit eviction from a mobilehome park for nonconformance of registration/title, as specified, when application for title is made prior to 1/1/2017.</p>	<p>A/Appropriations Committee (May 13) A/Judiciary – Passed 10-0 A/Housing & Community Devel. – Passed 7-0</p>
<p>AB 596 Daly</p>	<p>Common interest developments: annual budget report As amended 2015 May 5</p> <p>Would require a CID's annual budget report to include a separate statement describing the status, including any change, of the CID as a FHA- and VA-approved condo project.</p>	<p>A/Housing & Community Devel. (May 13)</p>
<p>AB 657 Achadjian</p>	<p>Property taxation: change in ownership reporting</p> <p>In the case of probate, would require the statement of change of property ownership that is subject to local property taxation, as specified, be filed within 150 days after the date of death.</p>	<p>A/Judiciary Committee</p>

AB 682 Williams	Electric and gas service: master-meter customers As amended 2015 Mar 26 Would allow voluntary conversion of electric and natural gas master-meter service at mobilehome parks, as specified.	A/Appropriations Committee (May 13) A/Housing & Community Dev. – Passed 5-1
AB 697 Chu	Personal income tax: credits: senior citizen renters As amended 2015 Mar 26 Would allow, as specified, a tax credit in an amount equal to the increase of a qualified residence in specified counties who is defined as a senior citizen meeting certain low-income requirements.	A/Revenue & Taxation Committee
AB 999 Daly	Mobilehomes: disposal As amended 2015 Apr 20 Would add a section to MRL that would authorize the management of a mobilehome park to dispose of a mobilehome and its contents left upon the premises by a tenant or lienholder under specified circumstances. Would also require written notification requirements.	A/Appropriations Committee (May 13) A/Housing & Community Devel. – Passed 6-0 A/Judiciary Committee – Passed 10-0
AB 1331 Obernolte	California Alternate Rates for Energy program: income verification Would require that CARE program participants who fail to respond to an income verification request shall be permanently barred from self-certified reenrollment in the CARE program.	A/Utilities & Commerce Cmte – Failed 5-9; granted reconsideration
SB 244 Vidak	Mobilehome: injunctions Would remove the sunset provision on MRL’s Civil Code 798.88.	A/Desk S/Floor – Passed 37-0 S/Judiciary Committee – Passed 7-0

SB 290 Vidak	Common interest developments: assessment collection: foreclosure: notice As amended 2015 Apr 13 Would allow the CID board to serve notice of foreclosure of a lien for delinquent assessments to an owner's representative, as provided.	S/Judiciary Committee
SB 419 McGuire	Mobilehomes: homeowners: sale As amended 2015 Apr 27 Would authorize a seller to display one sign of a generally accepted type design, as specified; establish reasonable rules governing conduct of open houses; require management, upon request, to provide to the seller, in writing, the info and standards management will use to review a prospective homeowner.	S/Judiciary Committee (May 12)
SB 434 Allen	Manufactured housing: vehicle license fee: property taxation Would require the owner of a manufactured home or mobilehome to request a transfer from the vehicle license fee to local property taxation in order for the MH to be installed as a fixture or improvement on real property.	S/Governance & Finance Cmte (May13) S/Trans. & Housing Cmte – Passed 9-0
SB 477 Leyva	Property tax postponement: mobilehomes and floating homes As amended 2015 Apr 29 Would authorize a qualified owner of a mobilehome or floating home to seek postponement of taxes, as specified, under provisions similar to other owners of real property.	S/Appropriations Committee (May 18) S/Governance & Finance Cmte – Passed 7-0
SB 803 Cmte on Gov. & Finance	Property taxation Under tax law, would deem that a change in pro rata ownership interest in a mobilehome park (i.e. ROP) not be a considered a change in ownership, as specified.	S/Appropriations S/Governance & Finance Cmte – Passed 6-0